



Yes
TO YUBA

YUBA COUNTY
ENTERPRISE
SOLUTIONS

**QUARTERLY
DEVELOPMENT
UPDATE**

Q1 | 2024

**PREPARED BY
COMMUNITY DEVELOPMENT
AND SERVICES AGENCY**

Yes

TO START UPS

SUPPORTING OUR
BUSINESS COMMUNITY!



-
- A business incubator, bootcamp and pitch competition!
 - 64 applicants - 30 participants
 - Finalist presentations @ Bridge Coffee Roasters Marysville Location. Open to the Public.
-

APRIL 18TH, 2024





Yuba County

ON THE HORIZON

SHOWCASING OUR FUTURE!

- Annual event to thank businesses and developers.
 - Focused on key infrastructure investments, public and private development projects, and local industry.
 - Hosted at the Yuba County Airport
-

April 11th, 2024

Marysville

Linda

Olivehurst

Silver Dollar Saloon
Social Hour!



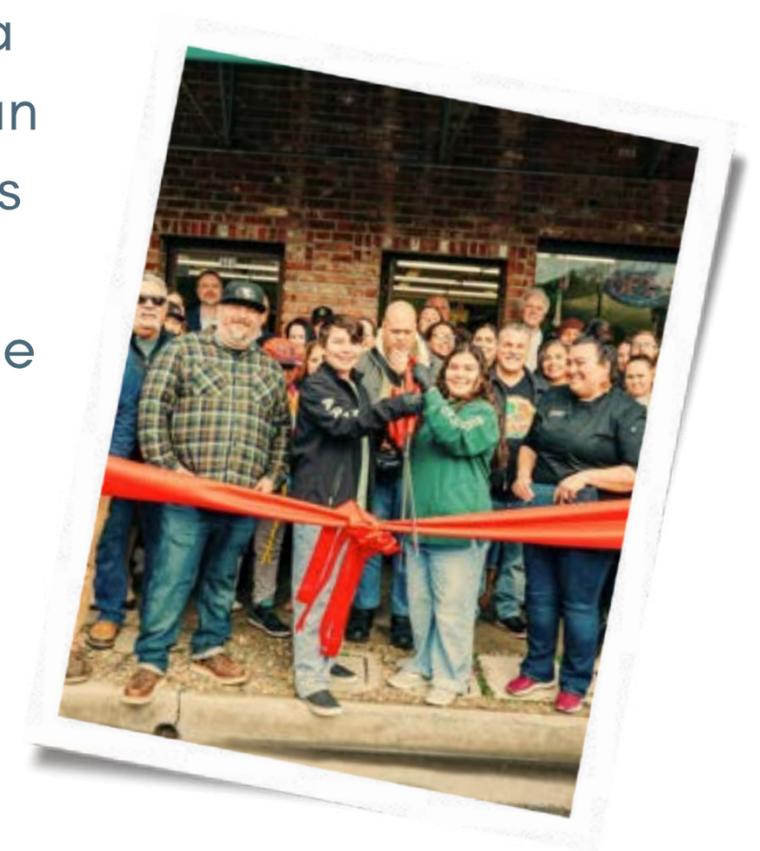
DEVELOPER

TOUR

GETTING TO KNOW THE COMMUNITY

April 12th, 2024

The City of Marysville and Yuba County are giving developers an insider's look at current projects and future development opportunities that will shape the future of our community. Plus, we'll share some unique history, highlight local businesses, schools, and entertainment options in the region.



Marysville
Momentum

Yes
TO YUBA
COUNTY


GREATER SACRAMENTO
ECONOMIC COUNCIL

 (530) 749.5638

 Yes@co.yuba.ca.us

 yestoyuba.com

NEW PROJECTS

ZONING | LAND USE | DEVELOPMENT CODE

NEW APPLICATIONS

LAND AND USE PERMITS

Administrative Use

- Agriculture Use Power (1)
- Accessory Dwelling Unit, over 1,200 sq. ft (1)

Conditional Use Permit

- Special Event Venue, Richard's Ranch. Rices Crossing Road, Oregon House

Development Agreement

- Plumas Lake Unit 9 through 16 (AKA Danna) Subdivision
- Bear River Ranch Subdivision
- Draper Ranch North Subdivision

MAP APPLICATIONS

Tentative Parcel Map

- Feather River Shopping Center

Tentative Subdivision Maps

- Feather Glen II (*attached*)

Yes

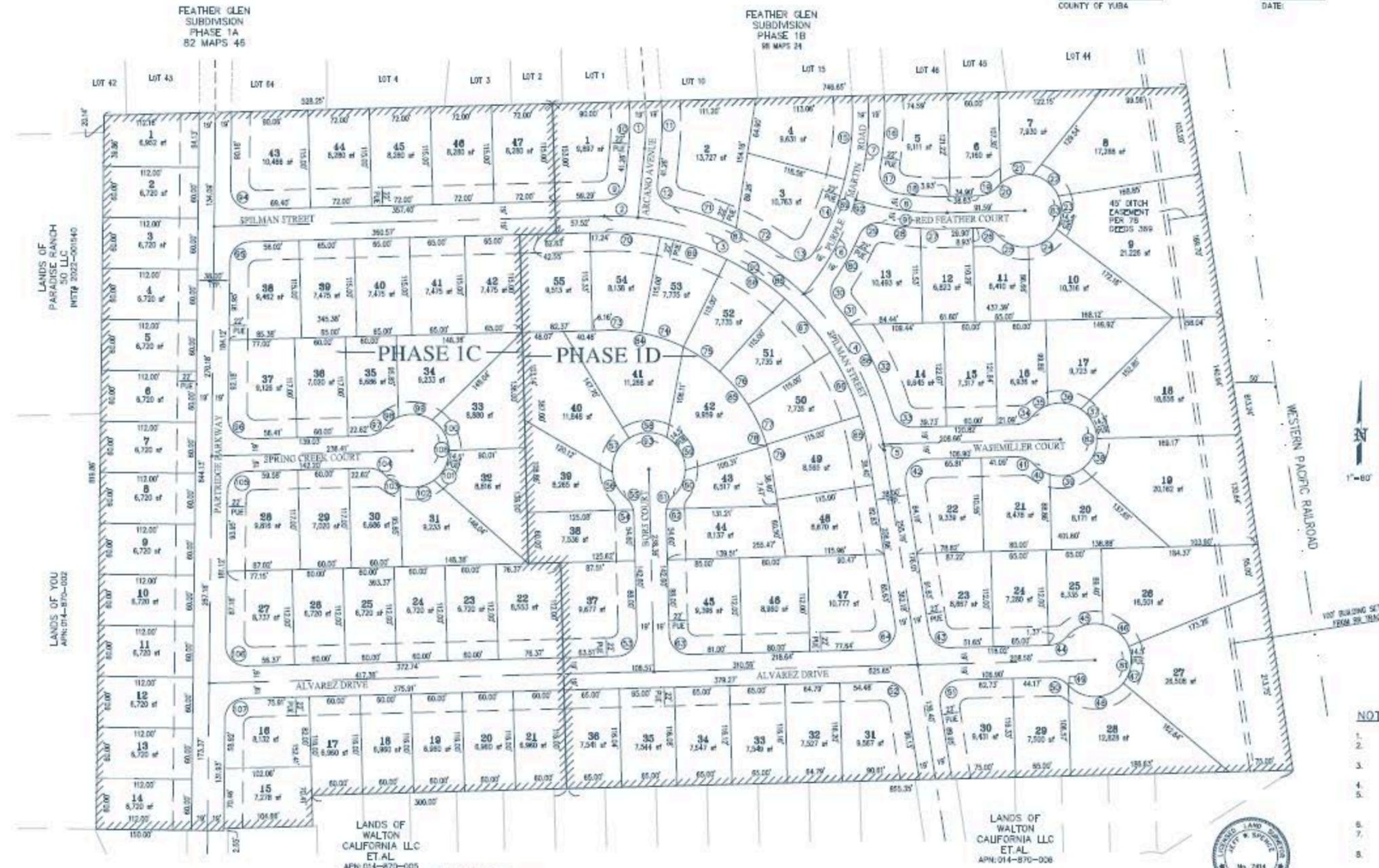
THE COUNTY OF YUBA PLANNING COMMISSION HAS CONSIDERED AND APPROVED RESOLUTION 23-0 _____ APPROVING TENTATIVE PARCEL MAP NO. 2023- _____ DURING THE PLANNING COMMISSION MEETING ON _____ 2023.

COUNTY OF YUBA

DATE: _____



VICINITY MAP
N.T.S.



GENERAL INFORMATION:

OWNER & SUBDIVIDER:
HUST BROTHERS INC.
PO BOX 501
MARYSVILLE, CA 95901
530-743-1561

ENGINEER:
LAUREN AND SPENCE JEFF SPENCE
1008 LIVE OAK BLVD. YUBA CITY, CA 95991
530-671-1008

APN: 014-870-003 & 014-870-004

ACREAGE:
10= 9.85 ACRES ±
10= 15.19 ACRES ±

TOTAL LOTS CREATED: 10=47 & 10=55

LOT DENSITY:
10= 4.77 LOTS/ACRE
10= 3.62 LOTS/ACRE

EXISTING ZONING: RS/SINGLE FAMILY RESIDENCE
PROPOSED ZONING: RS/SINGLE FAMILY RESIDENCE

LEVEE PROTECTION: RECLAMATION DISTRICT NO.784

SCHOOL DISTRICT: MARYSVILLE UNIFIED SCHOOL DISTRICT

WATER/SEWER: OLIVEHURST PUBLIC UTILITY DISTRICT

FIRE PROTECTION: OLIVEHURST FIRE DEPARTMENT

UTILITIES: FIBER AT&T, COMCAST

PROPOSED IMPROVEMENTS: STREETS, CURB AND GUTTER, SEWERLINES, STORM DRAIN, WATER, SEWER, ELECTRIC, GAS, CABLE TV, STREET LIGHTING, TELEPHONE.

SLOPE: LESS THAN 1%

PRESIDENT USE: VACANT

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

COMMUNICATIONS: OWNER AND ENGINEER

EASEMENTS: PROPOSED 14.5' & 22' P.U.C. ALONG ALL LOTS WITH STREET FRONTAGES AS SHOWN.

STREET IMPROVEMENTS: PER YUBA COUNTY STANDARDS.

NOTES:

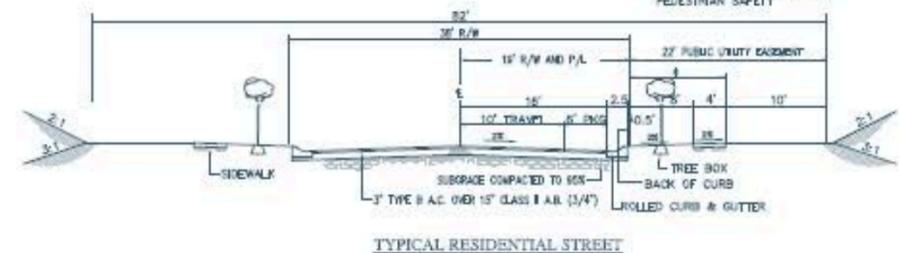
1. ALL DIMENSIONS ARE PLUS OR MINUS.
2. SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 05450.1 (A) OF THE SUBDIVISION MAP ACT.
3. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY, ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACRESAGES ARE TO BE VERIFIED PRIOR TO FINAL MAP.
4. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
5. PHASE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
6. ANY EXISTING WELLS TO BE REMOVED PRIOR TO CONSTRUCTION.
7. OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT.
8. STREET TREES SHALL BE PLANTED PURSUANT TO COUNTY OF YUBA STANDARDS. ADDITIONAL DETAIL SHALL BE PROVIDED ON THE IMPROVEMENT PLANS.



DATE: 8-28-2023
L&S JOB No.: 23064

CURVE TABLE

CURVE	ANGLE	LENGTH	CHORD	CHORD BEG. LENGTH	CHORD END LENGTH	CHORD BEG. LENGTH	CHORD END LENGTH	CHORD BEG. LENGTH	CHORD END LENGTH
1	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00
2	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
3	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00
4	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00
5	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00	45.00
6	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
7	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00
8	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00	60.00
9	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00
10	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00
11	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00
12	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00
13	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00	85.00
14	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00
15	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00
16	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
17	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00
18	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00
19	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00	115.00
20	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00

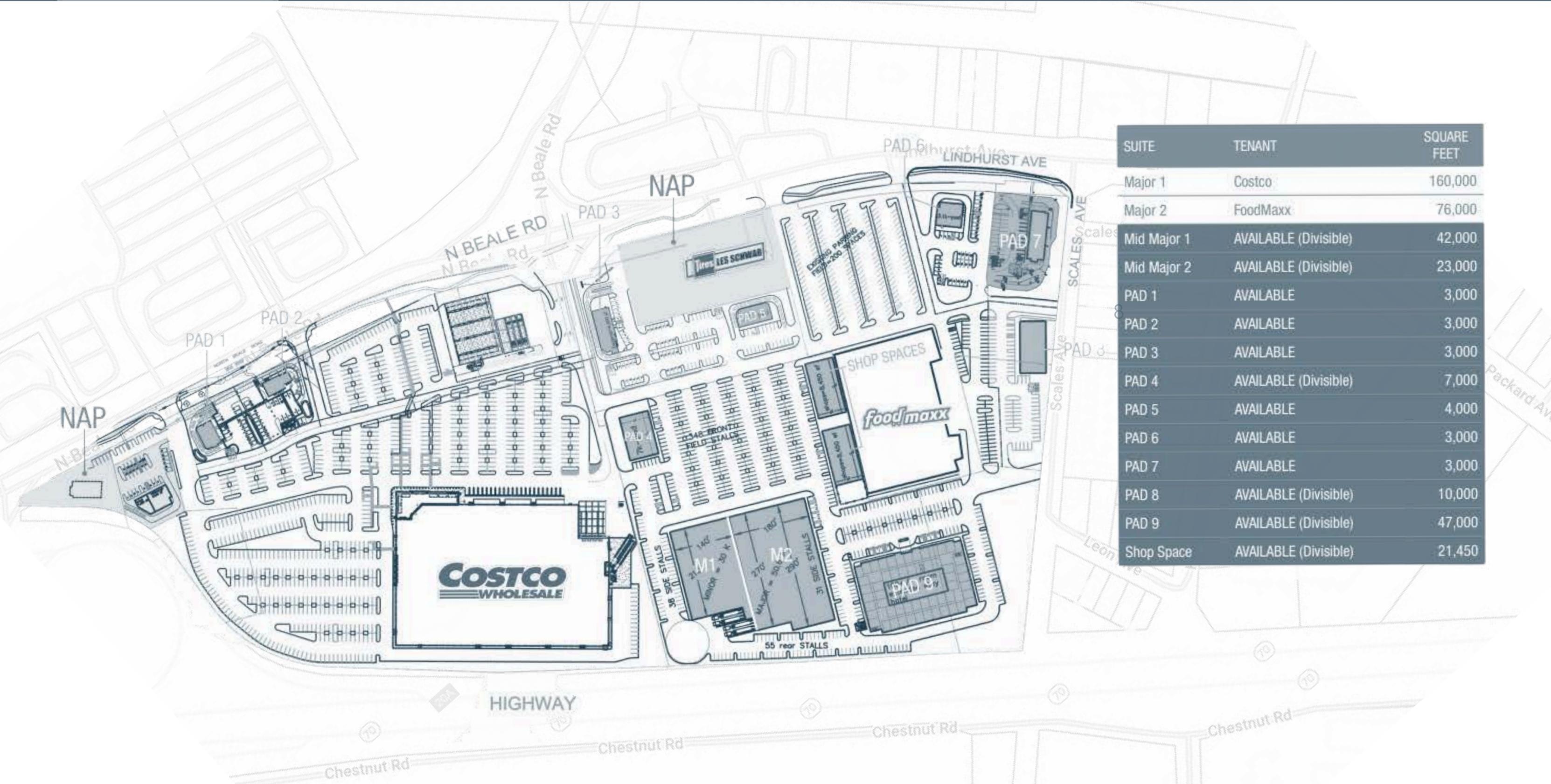


TENTATIVE SUBDIVISION TRACT MAP 23-
FOR
FEATHER GLEN II
BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 17,
T.14N., R.4E., M.D.B.&M.

SITE PLAN & LEASING

FEATHER RIVER SHOPPING CENTER

SWQ OF FEATHER RIVER BLVD & N. BEALE RD ALONG HWY 70, MARYSVILLE, CA



SUITE	TENANT	SQUARE FEET
Major 1	Costco	160,000
Major 2	FoodMaxx	76,000
Mid Major 1	AVAILABLE (Divisible)	42,000
Mid Major 2	AVAILABLE (Divisible)	23,000
PAD 1	AVAILABLE	3,000
PAD 2	AVAILABLE	3,000
PAD 3	AVAILABLE	3,000
PAD 4	AVAILABLE (Divisible)	7,000
PAD 5	AVAILABLE	4,000
PAD 6	AVAILABLE	3,000
PAD 7	AVAILABLE	3,000
PAD 8	AVAILABLE (Divisible)	10,000
PAD 9	AVAILABLE (Divisible)	47,000
Shop Space	AVAILABLE (Divisible)	21,450

APPROVED PROJECTS

ZONING | LAND USE | DEVELOPMENT CODE

LAND USE CONFIRMATIONS

Homebased Businesses

- Plumas Lake Sourdough, Plumas Lake
- Busy Bees Bakery, Plumas Lake
- Gilbert Farms Jams & Jellies, Wheatland

TENATIVE MAPS

(75) lots, 10.24 acres. Fernwood Village, an affordable housing partnership between County and Habitat for Humanity.

FINAL RECORDED MAPS

(4) Residential Lots, Linda

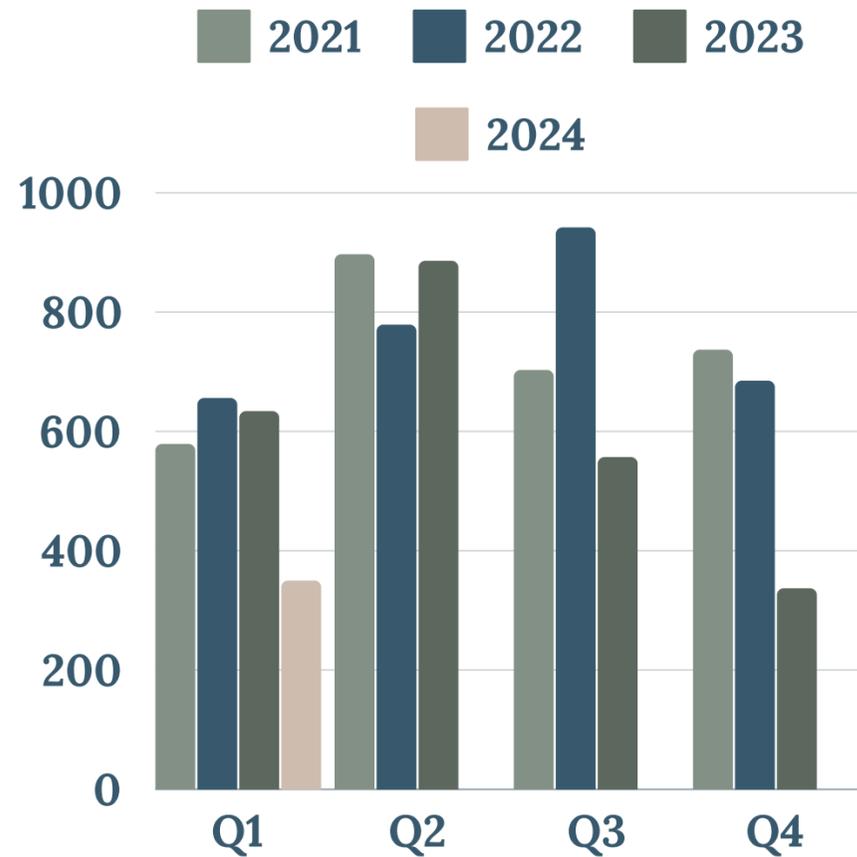
(3) Residential Lots, Linda

Yes

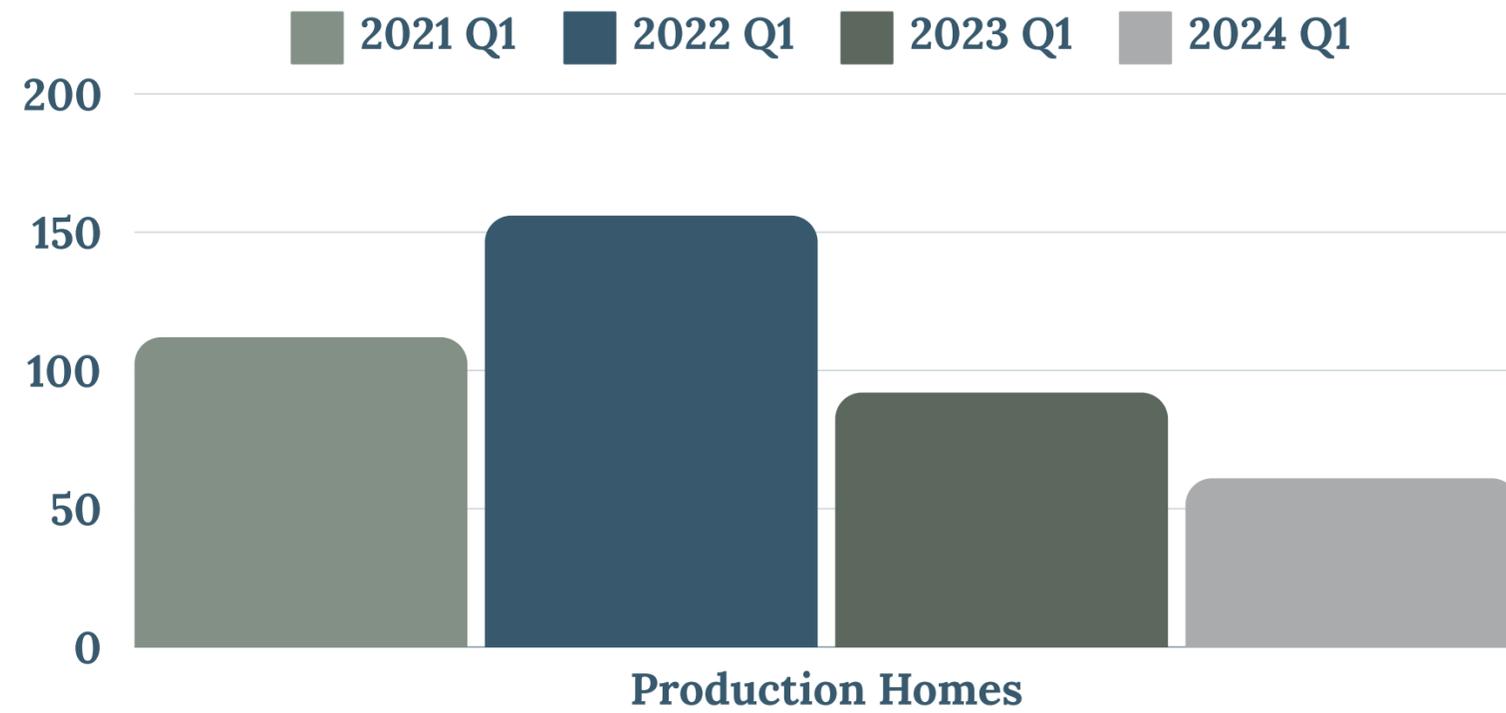
BUILDING

PLAN REVIEW | PERMITS | INSPECTIONS

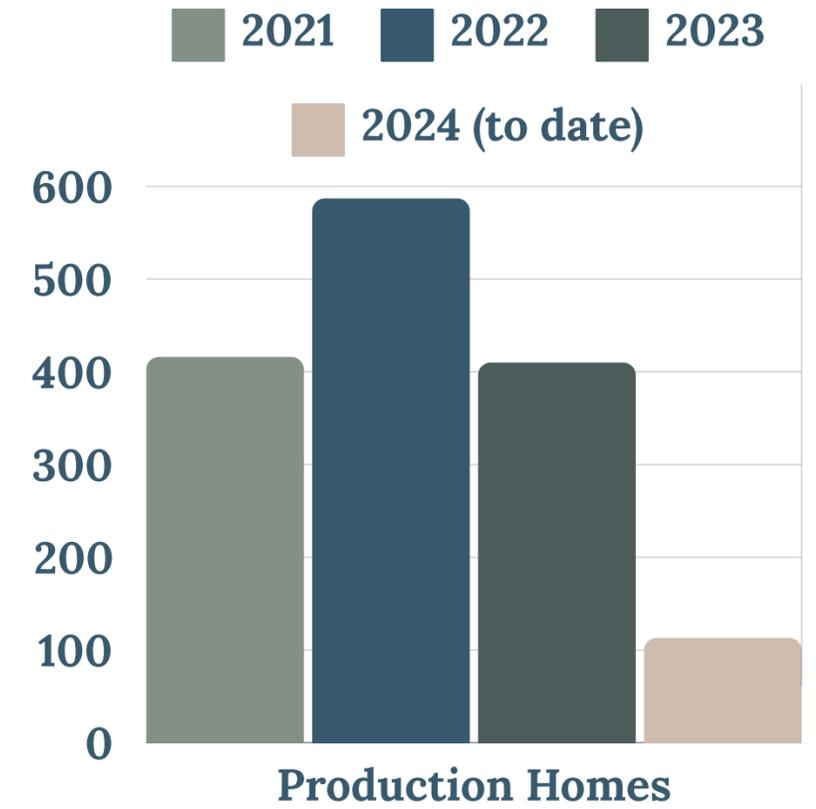
BUILDING PERMITS ISSUED - ALL PERMIT TYPES BY QUARTER



PRODUCTION HOME PERMITS ISSUED QUARTER COMPARISON



PRODUCTION HOME PERMITS - FINAL OCCUPANY YEAR OVER YEAR



Yes

COMMERCIAL BUILDING PERMITS

Under Review

Yellow Coffee & Tea - New Business
1927 McGowan Parkway, Olivehurst

Surf Thru Car Wash - New Business
1139 North Beale Rd, Linda

Issued

United Rental - Facade Remodel
5616 Lindhurst Ave, Linda

Papa Murphy's - Business Relocation
5786 Feather River Blvd, West Linda

Duke's Diner - Facade Remodel
1770 Seventh Ave, Olivehurst

Clover Leaf Market - Monument Sign
5780 Feather River Blvd, West Linda

Yellow Coffee & Tea

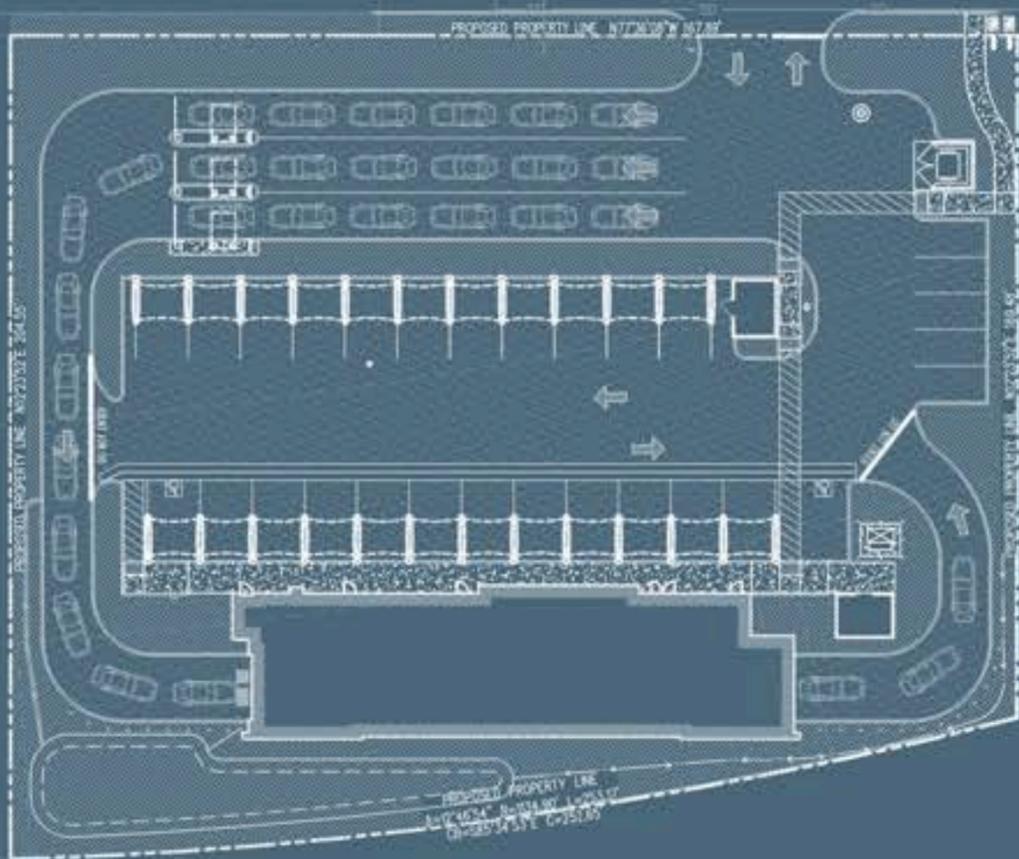
MCGOWAN PARKWAY,
OLIVEHURST

\$750,000

Estimated Capital
Investment

Surf Thru Car Wash

NORTH BEALE COMMONS
SHOPPING CENTER



\$2M

Estimated Capital Investment



PUBLIC WORKS

INFRASTRUCTURE | ENCROACHMENT | TRANSPORTATION

2024 CONSTRUCTION

Linda

- Garden Avenue, Safe Routes to School
- Edgewater Area Resurfacing (slurry seal)

Plumas Lake

- Plumas Lake Bike Path from Bear River Levee to Feather River Blvd.

Foothills

- Pendola Extension Road Rehab Project
- Los Verjeles Rd. Bridge Replacement

FUTURE PRIORITY PROJECTS

Linda

- North Beale Road & Lindhurst Ave., from Erle Road to Hwy 70 on ramp (Complete Streets Project)
- Erle Road Interchange
- Goldfields Parkway, Extension

IN DESIGN

Linda

- North Beale Road Phase III
- Arboga Road, Alicia, Cottonwood, Grand, Jay & Vine Avenues, Comprehensive Safe Routes to School Project
- Linda & Dunning Ave. Sidewalks, Drainage and Bike Lanes
- Friendship Park, Redevelopment

Olivehurst

- Fleming Way Drainage & Sidewalks
- Comprehensive Drainage and Infrastructure Project

Yuba Foothills

- Hammonton Smartsville Road, Shoulder Widening & Curve Correction at Doolittle Dr.
- Striping & Pullout Project
- Gold Village Groundwater Improvement Project

South County

- Plumas Lake Interchange, Phase II
- South Beale Road Interchange & East Wheatland Expressway

Bridge Repair/Replacements

- Waldo Road & Ellis Road

Other Projects:

- Loma Rica Road & South Beale Road, State of Good Repair
- Bicycle and Pedestrian Mobility Plan
- Master Drainage Plan

\$3 MILLION

DESIGNING FUNDING FOR LINDHURST AVE. AND NORTH BEALE RD.



2 MILES
OF NEW STORM DRAINS



2 MILES
OF NEW SIDEWALKS



11,000 TONS
OF NEW ASPHALT

Yes

YUBA COUNTY AIRPORT

INFRASTRUCTURE | AVIATION | INDUSTRY

Real Estate and Development:

- The County has prioritized aviation related, tax generating, and job creating businesses to locate in available County owned real estate assets.
- The County is investing in repairing and updating properties to attract and retain high-quality tenants.
- Repairing and constructing new monument signs for Industrial Park(s).

Ultralight Operations:

Airport Management team continues to work with the FFA to identify a path forward for ultralight operations.

Community Engagement:

- Presenting at Olivehurst Elementary Career Day and is helping coordinate a Reach Air Medical helicopter landing on campus for students.
- Sheriff's Aerosquadron Dinner "When Pigs Fly", May 4th 2024.





Yes
TO YUBA

YUBA COUNTY
ENTERPRISE
SOLUTIONS

**QUARTERLY
DEVELOPMENT
UPDATE**

Q1 | 2024

**PREPARED BY
COMMUNITY DEVELOPMENT
AND SERVICES AGENCY**